

Maryland Sustainable Growth Commission
Infill, Redevelopment, and Revitalization Initiative
Best Practices and Examples of their Application

Note: This list of best practices and examples of their application is a work in progress, and additional recommendations are welcome.

1. Set the Stage With Supportive Public Plans, Policies, and Regulations

- a. Plans – A plan with a vision that supports infill, redevelopment, and revitalization goals is necessary to ensure that everyone – residents, business owners, property owners, developers, institutions, and the public sector – are all working together.
 - Easton Downtown Plan (Easton)
 - East Frederick Rising (Frederick City)
 - Downtown Columbia (Howard County)
 - Howard County Route 1 Corridor Revitalization (Howard County)
 - White Flint Sector Plan (Montgomery County)
 - Rockville Town Square Master Plan (Rockville)
- b. Policies – Policies that support IRR goals include but are not limited to fiscal, regulatory, and land use policies.
- c. Processes – The development review and approval process (through occupancy) should be efficient, predictable, and fair in order to facilitate infill, redevelopment, and revitalization.
- d. Regulations – Development regulations that support infill, redevelopment, and revitalization goals help implement the vision and the plan.
 - Comprehensive Zoning Reform (Baltimore City)
 - Land Management Code (Frederick City)
 - Town Centre at Laurel (Laurel)
 - Zoning Rewrite Project (Montgomery County)
 - Neighborhood Village Center Zoning, Form-Based Code (Queen Anne’s County) – THIS IS NEW and UNTESTED – economics might be difficult, but design guidelines are great
- e. Public Engagement – Meaningful public engagement during the planning process can help build consensus around a vision, which will ideally translate

into more efficient development review for projects consistent with that vision.

- Telesis project in Barclay/Midway/Old Goucher (Baltimore City)
- TOD Master Plan public outreach (North East)

2. **Improve the Appearance of Downtown**

- f. Building Rehabilitation – Rehabilitation and reuse of historic buildings improves appearances, demonstrates investment in a community, leverages private sector financing, creates jobs and promotes economic development.
- Union Mill (Baltimore City)
 - Liberty Lofts (Cumberland)
 - Inn at 202 East Dover Street (Easton)
 - The Fisher Building (Frederick)
 - Lyric Theatre Building (Frostburg)
 - Transportation Museum (Oakland)
 - National Park Seminary (Silver Spring)
 - National Standout: American Tobacco District (Durham, NC)
- g. Façade Improvements – Encourage property owners, businesses, and homeowners to improve their facades.
- The Green Onion (Baltimore City)
 - Sphinx Club (Baltimore City)
 - High Spot (Cambridge)
 - Ocean City Development Corporation Façade Program (Ocean City)
- h. Design of New Development – Strong design qualities can help new development connect seamlessly with the existing community and promote infill at higher densities in a walkable, transit friendly environment.
- Harford Bank building (Aberdeen)
 - Pennsylvania Avenue infill (Centreville)
 - Kentlands (Gaithersburg)
 - Arts District Development (Hyattsville)
 - Leonard’s Grant (Leonardtown)
 - King Farm (Rockville)
 - National Standout: New Roc City (New Rochelle, NY)
- i. Code Enforcement – Code enforcement can help improve the appearance of private property.

- South Cumberland heightened code compliance coupled with small forgivable loans (Cumberland)
 - Vacants to Value (Baltimore City)
- j. Visualization – A variety of techniques can help people see the possibilities in underused or poorly maintained land and buildings.
- Salisbury Downtown City Engine (Salisbury)

3. **Enhance the Appeal of Downtown**

- k. Management Programs – Multifaceted management programs can keep downtown safe, clean, inviting and interesting.
- Dundalk Renaissance Corporation (Baltimore County)
 - Historic Downtown Berlin (Berlin)
 - Downtown Frederick Partnership (Frederick City)
 - Silver Spring Urban District (Montgomery County)
 - Bethesda Urban District (Montgomery County)
 - Oakland Downtown Revitalization (Oakland)
- l. Activities & Promotions – Fun events can attract people downtown, while good marketing campaigns and promotions keep downtown in everyone’s minds.
- South Cumberland Halloween Parade (Cumberland)
 - Western Maryland Blues Fest (Hagerstown)
 - Downtown Salisbury BallDrop 2014 (Salisbury)
- m. Marketing – Marketing and public relations campaigns can help turn perceptions about a place around.
- n. Placemaking – Places that people want to be will attract more people for longer periods of time.
- Hamilton/Lauraville Main Street Tuesday Market (Baltimore City)
 - National Standout: Harvard University’s Common Spaces Program (Cambridge)

4. **Make Downtown Accessible**

- o. Transit-Oriented Development – Transit-oriented developments are compact neighborhoods with housing, jobs and neighborhood services

within easy walking distance of a transit station and offering multiple travel options (definition from Reconnecting America). Transit-oriented development increases transportation choices, reducing automobile dependence, and it can help revitalize existing neighborhoods.

- Savage MARC (underway) (Howard County)
 - White Flint (Montgomery County)
 - National Standout: Arlington, VA
 - National Standout: Garfield Park, Chicago, IL
 - National Standout: Normal, IL (<http://www.t4america.org/maps-tools/local-successes/normal/>)
- p. New Transportation Options – Enhanced bicycle and pedestrian connections, as well as improvements to the frequency, reliability, cleanliness, ease of use, and accessibility of transit, reduce dependency on the single occupancy vehicle, encourage pedestrian and bicycle activity, and promote revitalization at stops along the route.
- Circulator (Baltimore City)
 - Maryland Avenue Bike Corridor (Baltimore City)
 - Chesapeake & Delaware Canal Bike Trail (Chesapeake City)

5. Improve Public Amenities and Infrastructure

- q. Public Buildings – Rehabilitation or new construction of public institutions can catalyze activity and demonstrate the public sector’s commitment to downtown.
- Southeast Anchor Library (Baltimore)
 - Baltimore Design School (Baltimore)
 - Bel Air Reckord Armory Community Center Redevelopment (Bel Air)
 - Human Resources Development Commission (Cumberland)
 - C. Burr Artz Library (Frederick)
 - University System of Maryland at Hagerstown (Hagerstown)
 - Barbara Ingram School for the Arts (Hagerstown)
 - Washington County Free Library (Hagerstown)
 - Bennett High School (Salisbury)
- r. Streetscape Improvements - Streetscape improvements can encourage private property investment, calm local traffic and create walkable communities.
- Walkable Towson (Baltimore County)

- Complete Streets Policy (Baltimore County)
 - Streetscape Improvements (Mt. Airy)
- s. Public Parks
- Carroll Creek Park (Frederick)
 - Leonardtown Wharf (Leonardtown)
 - Byrd Park (Snow Hill)
 - National Standout: Post Office Square (Boston)
- t. Scenic Trails & Heritage Areas - Scenic trails and heritage areas can promote economic development, tourism and revitalization.
- Allegany County Trail Towns (Allegany County)
 - National Standout: Beltline (Atlanta)

6. Grow the Residential Base

- u. Affordable Housing - Creation and retention of affordable housing can help to maintain diversity within communities, and is particularly important in communities with multiple transportation options.
- Millers Court (Baltimore)
 - National Standout: Fruitvale Station (California)
- v. Mixed-Income Housing – Communities that are affordable to households with a range of incomes help to maintain diversity.
- Wheaton Metro - Mixed-income housing above metro (Montgomery County)
 - Moderately Priced Dwelling Unit program (Montgomery County)
 - National Standout: Columbia Heights (Washington, DC)
- w. Homeownership – Homeownership helps build wealth and create stronger ties to a community.
- Johns Hopkins Live Near Your Work Program (Baltimore City)
- x. Rehabilitation - Targeted rental and owner-occupied housing rehabilitation programs can stabilize neighborhoods and promote affordable housing.
- Habitat in Berlin (Berlin)
 - Habitat for Humanity energy efficiency renovations of 71 homes (Bladensburg)

7. **Expand and Diversify the Economy**

- y. Anchors – Anchors such as universities and hospitals can attract more economic activity downtown.
- The Varsity, University of Baltimore (Baltimore City)
 - John and Frances Angelo Law Center, University of Baltimore (Baltimore City)
 - Graduate Student Center, MICA (Baltimore City)
 - Potential Peninsula Medical Center, Salisbury University, and University of Maryland, Eastern Shore building (Salisbury)
- z. Filling Storefronts – Filling vacant storefronts activates the street and attracts more people downtown.
- Temporium (Washington, DC)
 - The Hatch (Baltimore City)
- aa. Business Retention, Recruitment and Expansion
- Wockenfuss Candy Company (Baltimore City)
 - Riverside Grill (Pocomoke City)

8. **Embrace History, Culture, and the Environment**

- bb. Historic Theatre Renovations - Rehabilitation and reuse of historic theatres encourages people to come downtown.
- The Senator (Baltimore City)
 - Hippodrome (Baltimore City)
 - Shakespeare Theatre Company (Baltimore City)
 - Avalon Theatre (Easton)
 - Weinberg Center (Frederick)
 - Lyric Theater (Frostburg)
 - Maryland Theater (Hagerstown)
 - Mar-Va Theatre (Pocomoke City)
 - AFI Silver Theater (Silver Spring)
- cc. Heritage Areas, Historic Sites, and Museums – Heritage areas can promote economic development, tourism, and revitalization.
- Canal Place (Cumberland)
 - B & O Museum (Oakland)

dd. Arts & Entertainment Districts - Co-location of arts-related businesses, housing for artisans, galleries, performance spaces, and other artistic venues creates synergy and helps to reinvigorate an area.

- Allegany Arts Council (Cumberland)
- Bethesda Row (Bethesda)
- Station North (Baltimore)

ee. Galleries, Theaters, Schools, etc. – A wide range of arts-related uses contributes to the overall vibrancy of an arts district.

- Gateway Arts Center (Brentwood)
- Dorchester Center for the Arts (Cambridge)
- Joe's Movement Emporium (Mt. Rainier)

ff. Recognize the value of and restore/protect natural resources – Environmental protection, coupled with appreciation of the environmental assets of existing communities, helps improve quality of life and health outcomes, among other things.

- Delmarva Discover Center (Pocomoke City)
- Edmonston's Green Streets (Prince George's County)
- Sturgis Memorial Gateway Park (Snow Hill)